

PLANNING BOARD

Minutes - July 23, 1973

Members Present: Thomson, Bridges, Cogswell, Hannaford, and Kulmala

Mr. George Senkler presented for signature, approval not required, plot plans for the Parke Mathematical Lab property and for the small parcel on Bedford Road across the street from the Lab. Mr. John Davis also submitted for signature, approval not required, a plot plan of his property at the corner of Bedford Road and Brook Street a parcel of which he is selling. The parcel will face on Brook Street.

Mr. Thomson had received a communication regarding proposed legislation on signs. Kay Kulmala will review all of the proposals contained therein and if she has any recommendations or comments, she will make them known to the Chairman so he can submit them by August 15 to the State.

Discussion was held on Mrs. Kulmala's "First Draft Revision" dated 7/23/73 which shall be considered part of these minutes. It was pointed out that for 2C2d (Page 6) - gasoline stations - the Board of Appeals may give a special permit so that more extensive work could be done by a station. 2C2f would present a water problem if permitted in the Center. It was felt that Business District A should primarily consist of the present Historic District. The question was raised regarding the Fire Station being in the Historic District. Although presently located within the District and located in the Center historically, it does not necessarily improve the appearance. Mrs. Kulmala said that if there is a By-Pass it would be desirable to have the fire station slightly removed from the Center and perhaps have it on the By-Pass. Municipal land use and requirements were discussed. It was stated that highway department equipment and school buses could be parked at the same location. The Davis-Banta land would be a poor location for the highway department equipment because there is a bad curve where the exit would be. Perhaps the Conant land would be the most central location for the fire station. There could be two exits - one on to Lowell Road by saving the frontage of the current station for access and one on to Westford Road. On Westford Road lights could start blinking when the alarm went off as there is poor visibility where that exit would probably be placed. The Board members are to completely review "The Analysis" at home for the next meeting.

It was reported that the State is recommending that Historic Districts add to their area that land that backs up to and enhances the area. Thought should be put into this recommendation.

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A report from MAPC is being circulated among the Board members for study.

Mr. Melone has tentatively drawn up three articles to be presented at the next Town Meeting regarding Zoning By-Law changes. In addition to those mentioned before, ~~John~~<sup>STERLING</sup> Davis's barn <sup>(GLOVER)</sup> should also be removed from commercial zoning. This area has been left off of recent maps. Mr. Melone has not answered all of the Board's questions and until he does Mr. Thomson will not contact the property owners. The Hearing will be September 10.

The Bedford Planning Board answered Carlisle's letter regarding the Bicentennial and stated that they would be happy to work with Carlisle on any plans.

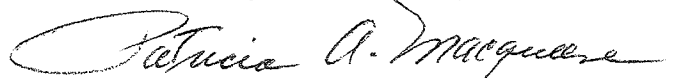
It is hoped that at the August 13 Planning Board meeting, the Rules and Regulations redraft will be ready to be presented.

It was reported that the proposed State Park on the Smith land will consist of less than 1400 acres. Mr. Brownell has the funds for this acquisition and action will probably be taken in August.

Discussion was held regarding the long talked about By-Pass. Mr. Bridges felt that the group should make some decision on this proposal. The consensus of the group present was that an East-West By-Pass was not feasible or necessary. However, a North-South By-Pass would be most beneficial. The Board recognizes that the Town cannot appropriate the funds at this time but it might be advantageous for the Town and the Planning Board to place a North-South By-Pass on the map so that any future zoning and planning could follow this thinking. This will be discussed with the Selectmen. Mr. Cogswell will also discuss with Mr. Peckham what the land use plans of the Town may be.

The meeting was adjourned at 11 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary

TOWN OF  
CARLISLE

PLANNING BOARD AGENDA

July 23, 1973

8:00 P.M.

- (1) Articles for town meeting in October.
- (2) Discussion of town center proposals.